



A G E N D A

OCONEE COUNTY COUNCIL MEETING

January 20, 2015

6:00 PM

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

Call to Order

Public Comment Session

Council Member Comments

Public Comment Sessions at this meeting are limited to a total of forty (40) minutes, four (4) minutes per person.

Moment of Silence

Invocation by County Council Chaplain / Mr. Tom Martin

Pledge of Allegiance to the Flag of the United States of America

Approval of Minutes

- January 6, 2015 Regular Meeting
- January 12, 2015 Special Meeting with Delegation

Presentations to Council by Outside Organizations

[2 max/meeting; 10 min. max per presentation]

Annual Financial & Compliance Report for Fiscal Year Ending June 30, 2014

Mauldin & Jenkins, LLC

[CAFR-Comprehensive Annual Financial Report will be provided at the meeting.]

Appointment of Council Representatives by Chairman

[motion required to affirm appointments]

- **SC Appalachian Council of Government Board of Directors** [2014 appointee Mr. Dexter]
Meets: 4th Friday Monthly, 10:30am-Noon w/ Lunch – Greenville Offices [no July, Nov-Dec combined]
- **Infrastructure Advisory Commission** [handout] [2014 appointee Mr. Corbeil]
Meets: 1st Wednesday Every Other Month, 1:00pm, Lunch 12:30pm [BYOL], Council Chambers
- **Capital Project Advisory Committee** [handout] [2014 appointee Mr. Corbeil]
Meets: Quarterly, this committee has not met in almost a year due to Capital Project Sales Tax Commission activity but did meet during business hours, County Council Chambers
- **Oconee Business Education Partnership** [2014 representative Mr. Corbeil]
*Meets: 2nd Tuesday, August-May, 8:00-9:00am [time flexible in order to have Council representation]
SDOC Training Room*
- **Ten At The Top [TATT] Board of Directors** [2014 appointee Mr. Corbeil]
Meets: 2nd Thursday Every Other Month, 12:00 noon w/ Lunch – Location moves in Upstate corridor
- **Oconee Economic Alliance Board of Directors** [handout] [2014 appointee Mr. Corbeil]
Meets: 3rd Friday Every Other Month, 9:00am – Location moves within county

Administrator Report & Agenda Summary

Third & Final Reading of the Following Ordinances [None scheduled at this meeting.]

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Second Reading of the Following Ordinances

Ordinance 2014-33 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND **PROJECT CONTROL**; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES RELATED TO THE PROJECT”

The Oconee Economic Alliance, on behalf of the County, has worked with this company’s leadership to win this capital investment for our location. *Ordinance 2014-33* puts into place an agreed upon “fee-in-lieu” (FILOT) tax agreement between the company and the County.

Ordinance 2015-04 “AN ORDINANCE AUTHORIZING THE TRANSFER OF CERTAIN OCONEE COUNTY REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF A REAL PROPERTY DEED; AND OTHER MATTERS RELATED THERETO.”

This ordinance relates to the transfer, as approved at the December 16, 2014 Council meeting, related to the old Coroner building/property located on Short Street, Walhalla, to the Cherokee Museum.

First Reading of the Following Ordinances

Ordinance 2015-05 [Title Only] “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO THE AMENDED FEE AGREEMENT BETWEEN OCONEE COUNTY AND **GREENFIELD INDUSTRIES, INC.**, TO INCLUDE THE ADDITION OF TDC GREENFIELD PROPERTIES LLC, AS A CO-SPONSOR, AMENDING THE AMENDED FEE AGREEMENT DATED AS OF OCTOBER 1, 2013; AND OTHER MATTERS RELATED THERETO”

Ordinance 2015-05 is an amendment to the agreed upon “fee-in-lieu” (FILOT) tax agreement between the company and the County. This amendment adds an additional business unit to those listed in the document. As you will recall, TDC Cutting Tools, Inc. is in the process of establishing its overseas headquarters in Oconee County at the same site as its subsidiary, Greenfield Industries, resulting in an additional 38 new positions in Seneca. The company, which is based in China, will invest \$8.2 million in the construction of the new TDC Overseas campus, including a 32,000-square-foot office building and a 10,000-square-foot recycling center added to the existing 168,000-square-foot facility. Greenfield Industries recently consolidated its U.S. manufacturing operations and both its U.S. and Canadian headquarters at the Davis Creek Road site in Seneca. Due to the nature of this being a headquarters location, there are a number of subsidiaries in place and the company desires to ensure all are represented in the “FILOT” with the County to allow for future planned future growth.

It is the staff’s recommendation that Council approve Ordinance 2015-05 on first reading in title only.

Ordinance 2015-06 [Title Only] “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA (THE “COUNTY”) AND **CASTO SOUTHEAST REALTY SERVICES, LLC** OR ITS ASSIGNEE (THE “COMPANY”) INCLUDING AN INFRASTRUCTURE IMPROVEMENT CREDIT RELATING TO THE FEES IN LIEU OF TAXES THEREUNDER PURSUANT TO TITLE 12, CHAPTER 44, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED AND THE PLACEMENT OF RELATED PROPERTY IN A MULTICOUNTY INDUSTRIAL BUSINESS DEVELOPMENT PARK ESTABLISHED BY THE COUNTY; AUTHORIZING THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF SENECA RELATED TO THIS MATTER; AND OTHER MATTERS RELATING THERETO”

The company involved is Casto Realty Services. The location of this economic development project is the former DeFore Milliken Plant property on the corner of SC Hwy 123 and SC Hwy 93. In late 2013, NewSpring Church bought this roughly 60 acre tract. They have since sold roughly 42.6 acres to Casto and will retain 17.1 acres for their use. This Casto Tract will be taxed and will encompass nearly 350,000 square feet of commercial (both retail and restaurants) space. This acreage fronts SC Hwy 123 and SC Hwy 93. It is estimated by the developer that this project will result in a total capital investment of between \$35,000,000 and \$45,000,000. It will also result in 300-400 new jobs for the County once full build-out has occurred. *Ordinance 2015-06* does the following: establishes an agreed upon “fee-in-lieu” (FILOT) tax agreement between the County and the Company, includes an infrastructure improvement credit between the company and the County, it places the property into the multi-county industrial park (MCIP) and establishes an intergovernmental agreement that includes the City of Seneca.

It is the staff’s recommendation that Council approve Ordinance 2015-06 in Title Only.

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First & Final Reading of the Following Resolutions *[None scheduled at this meeting.]*

Discussion Regarding Action Items *[None scheduled at this meeting.]*

Board & Commission Appointments

Board of Zoning Appeals..... District I 1 At Large Seat

District I: 1 Questionnaire Requesting Reappointment + 3 Questionnaires

At Large: 1 Questionnaire Requesting Reappointment + 9 Questionnaires

Library Board..... 3 At Large Seats

3 Questionnaires Requesting Reappointment + 3 Questionnaires

Aeronautics Commission..... District I District III 1 At Large Seat

District I: 1 Questionnaire Requesting Reappointment + 3 Questionnaires

District III: 1 Questionnaire Requesting Reappointment

At Large: 5 Questionnaires

Arts & Historical Commission..... District I District III 1 At Large Seat

District I: 1 Questionnaires

District III: 1 Questionnaires

At Large: 4 Questionnaires

Building Codes Appeal Board..... District I District III

District I: 2 Questionnaires

District III: No Questionnaires

Capital Project Advisory Committee..... 1 At Large Seat

At Large: 8 Questionnaires

The following appointments are scheduled for the February 3, 2015:

Conservation Bank Board..... District I District III 1 At Large Seat

Parks, Recreation & Tourism Commission..... 4 At Large Seats

Scenic Highway Committee..... 1 At Large Seat

Old Business

[to include Vote and/or Action on matters brought up for discussion, if required]

- **Alternative to Ordinance 2014-24 Update / Mr. Moulder**
- **Legal Counsel Analysis Update / Mr. Moulder**

New Business

[None scheduled at this meeting.]

[to include Vote and/or Action on matters brought up for discussion, if required]

Executive Session

[for the purpose of discussing several Economic Development matters & a litigation matter]

- Vote and/or Action on matters discussed in Executive Session [if required]

Council Member Comments

Adjourn

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers.

ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council, Committee, Board & Commission meeting schedules, agendas are posted at the Oconee County Administration Building & are available on the County Council Website.

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